

ORDINANCE NO. 2019-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING THE CLAY COUNTY 2040 COMPREHENSIVE PLAN INITIALLY ADOPTED PURSUANT TO THE REQUIREMENTS OF SECTION 163.3184, FLORIDA STATUTES, UNDER ORDINANCE NO. 2018-31, AS SUBSEQUENTLY AMENDED, IN ORDER TO AMEND THE FUTURE LAND USE MAP TO REARRANGE THE FUTURE LAND USE DESIGNATIONS FOR APPROXIMATELY 972.77 ACRES OF PROPERTY CURRENTLY ASSIGNED LAKE ASBURY MASTER PLANNED COMMUNITY (LA MPC), LAKE ASBURY RURAL FRINGE (LA RF), AND LAKE ASBURY VILLAGE CENTER (LA VC) LAND USES, ALL BEING LOCATED WITHIN THE LAKE ASBURY MASTER PLAN AREA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS TO THE CLERK OF THE BOARD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 26, 2018, the Board of County Commissioners of Clay County, Florida (the "Board"), adopted Ordinance No. 2018-31, which adopted the Clay County 2040 Comprehensive Plan (the "Plan"); and,

WHEREAS, Section 163.3184, Florida Statutes, outlines the process for the adoption of comprehensive plans or amendments thereto; and,

WHEREAS, the Board desires to amend the Plan as provided for below.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. Clay County Ordinance No. 2018-31, as amended, is amended as provided in Section 2 hereof.

Section 2. The adopted Future Land Use Map of the Plan is hereby amended such that the existing land use designations of the parcels depicted in Attachment "A-1" are changed to those land use designations as depicted in Attachment "A-2", and which are more particularly described in Composite Attachment "A-3".

Section 3. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. The Clerk of the Board of County Commissioners is authorized and directed within 10 days of the date of adoption of this ordinance to send a certified, complete and accurate copy of this ordinance by U. S. Mail to the Florida Department of Economic Opportunity, the

Caldwell Building, 107 East Madison Street, Tallahassee, Florida 32399-4120, the Northeast Florida Regional Council, 100 Festival Park Avenue, Jacksonville, Florida 32202, and any other agency or local government that provided timely comments as specified in Section 163.3184, Florida Statutes.

Section 5. In accordance with Section 163.3184, Florida Statutes, if the Plan amendment provided by this ordinance is not timely challenged, then the effective date of said Plan shall be the 31st day after the date the Department of Economic Opportunity notifies the County that the plan amendment is complete. If the Plan amendment is timely challenged, however, said effective date shall be the date a final order is entered by the Department of Economic Opportunity or the Administrative Commission determining the amendment to be in compliance. No development orders, development permits or land uses dependent on this Plan amendment may be issued or commence before they have become effective.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this day of _____, 2019.

BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

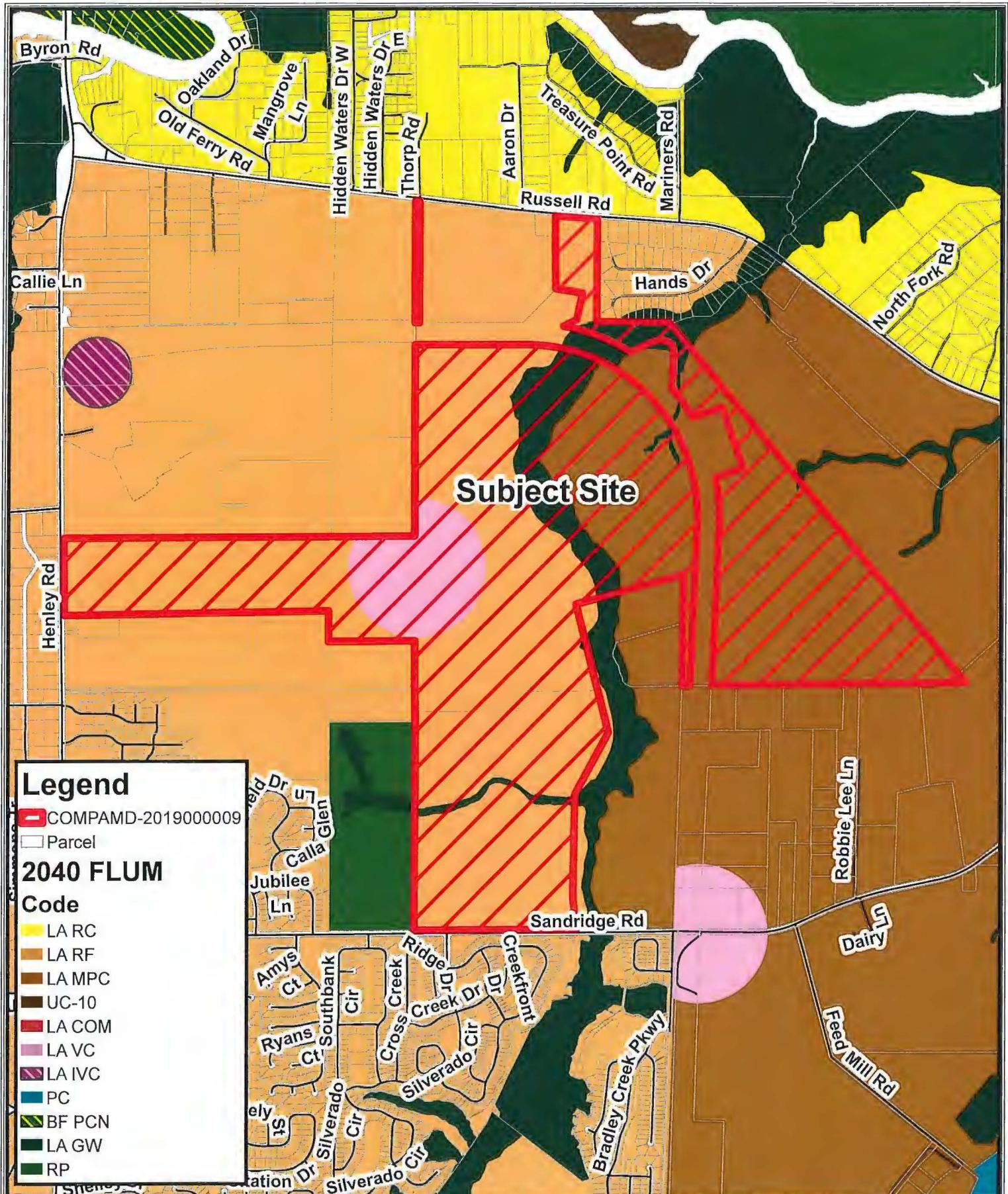
By: _____
Mike Cella, Its Chairman

ATTEST:

Howard Wanamaker
County Manager and Clerk to
the Board of County Commissioners

Attachment "A-1"

Insert Existing Future Land Use Map



0 300 600 1,200 1,800 2,400 3,000
Feet

This information is provided as a visual representation only and is not intended to be used as legal or official representation of legal boundaries. The Clay County Board of County Commissioners assumes no responsibility associated with its use.

Application#: CPA 2019-09

Proposed Land Use: LA MPC & LA RF

Current Land Use: LA RF & LA MPC

Number of Acres: 972.77

Date: 09/06/2019

File Name: COMPAMD-2019000009_ExistingLandUse_8.5x11

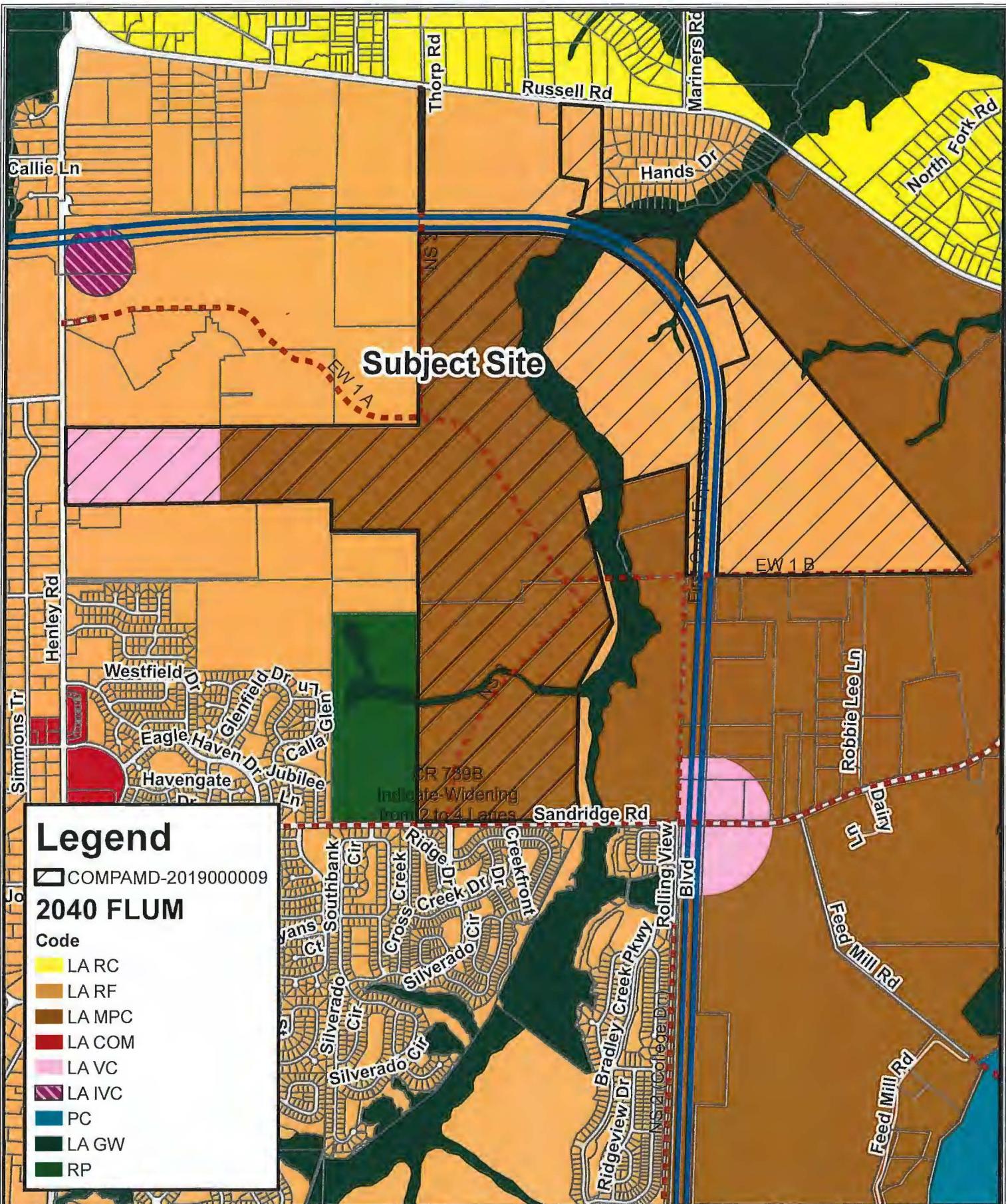
Existing Land Use Designation map



Created By: GIS Department
Map Prepared: 9/6/2019

Attachment "A-2"

Insert Proposed Future Land Use Map



0 275 550 1,100 1,650 2,200 2,750 Feet

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Application#: CPA 2019-09

Proposed Land Use: LA MPC & LA RF

Current Land Use: LA RF & LA MPC

Number of Acres: 972.77

Date: 09/06/2019

File Name: COMPAMD-201900009_ProposedLandUse_8.5x11

Proposed Land Use Designation Map



Created By: GIS Department
Map Prepared: 9/17/2019

Composite Attachment "A-3"

Legal Description

All those lands contained in the following plats recorded in the public records of Clay County, Florida:

PT OF N1/2 OR LOT 1 AS REC O R 1056 PG 114
PT NE1/4 A/K/A LOT 26 DEERPATH UNREC AS REC O R 4036 PG 925
PT OF NE 1/4 A/K/A LOT 27 DEER PATH REC AS REC O R 3088 PG 167
PT OF N1/2 OF SEC 14 A/K/A LOT 6 DEER PATH II S/D UNREC'D REC O R 1375 PG 283
PT OF N 1/2 A/K/A LOT 5 DEER PATH II AS REC O R 1354 PG 44
PT OF N1/2 S14T5R23 A/K/A LOTS 2-4 DEER PATH II AS REC O R 3795 PG 1515
PT OF NE1/4 S14T5R23 A/K/A LOT 15,24 & 25 DEER PATH UNIT 1 AS REC O R 4103 PG 300
PT OF NE1/4 S14T5R23 A/K/A LOT 22 AS REC O R 2790 PG 1977
PT OF N1/2 A/K/A LOT 8 DEER PATH II AS REC O R 3730 PG 1527
PT NE1/4 OF S14T5R23 A/K/A LOT 23 DEER PATH U-1 AS REC O R 2182 PG 511
PT NW1/4 S14T5R23 A/K/A LOT 9D AS REC O R 2354 PG 1837
PT NE1/4 A/K/A LOT 31 DEER PATH AS REC O R 1510 PG 807
PT OF N1/2 OF SEC 14 A/K/A LOT 20 AS REC O R 1405 PG 865
PT OF N1/2 S14T5R23 A/K/A LOT 1 DEER PATH II UNREC AS PER O R 4049 PG 758
PT OF NE 1/4 OF SEC 14 A/K/A LOT 30 DEER PATH REC AS REC O R 1366 PG 167
PT NE1/4 A/K/A LT 29 DEER PATH UNREC AS REC O R 1506 PG 1826
PT OF NE1/4 S14T5R23 A/K/A LOT 21 DEER PATH UNIT 1 AS REC O R 2447 PG 783 & 3465 PG 1475
PT OF NE1/4 OR LOT 28 DEER PATH UNREC AS REC O R 1223 PG 314
PT OF NE1/4 S14T5R23 A/K/A LOT 15 AS REC O R 3604 PG 1561
PT OF N1/2 A/K/A LOT 2 DEER PATH III AS REC O R 4154 PG 874
PT OF N1/2 A/K/A LOT 12 DEER PATH II AS REC O R 2655 PG 265
PT OF N1/2 A/K/A PRCL 20 DEER PATH UNREC AS REC O R 1107 PG 279 & 1673 PG 1368
PT OF N 1/2 A/K/A LOT 11 DEER PATH II O R 1358 PG 693
PT OF NE1/4 A/K/A LOT 21 DEER PATH UNREC AS REC O R 1226 PG 336, 2817 PG 454 & 2840 PG 842
PT OF N1/4 A/K/A PRCL H A/K/A LOT 11 DEER PATH UNREC AS REC O R 1248 PG 388, 1497 PG 1126
PT OF N1/2 A/K/A LOTS 8 & 9 DEER PATH UNREC AS REC O R 1511 PG 227, 1651 PG 1860,
PT NE1/4 A/K/A LOT 7 DEER PATH UNREC O R 1174 PG 330-332, 1324 PG 584 & 2596 PG 2049
PT OF NE1/4 OR LOT 23 DEER PATH UNREC AS REC O R 992 PG 539,3804 PG 957 & 3857 PG 181
PT OF NE1/4 A/K/A LOT 24 DEER PATH UNREC AS REC O R 951 PG 738,2340 PG 1171, 2344 PG
PT NE1/4 A//K/A LOT 25 DEER PATH UNREC O R 3837 PG 405 & 4140 PG 2068
PT OF N 1/2 A/K/A LOT 9 DEER PATH II AS REC O R 2507 PG 1231, 2792 PG 21 & 3062 PG 949

Continued on next page

PT OF N1/2 A/K/A LOTS 12,17- 19,26 & 28 DEERPATH UNIT III UNREC AS REC O R 2290 PG 1670
PT OF S14T5R23 A/K/A LOT 4 DEER PATH UNIT III UNREC S/D AS REC O R 3321 PG 760 & 3576
PT OF NE1/4 A/K/A PRCL D A/K/A LOT 4 DEER PATH UNREC AS REC O R 4164 PG 449
PT OF N1/2 A/K/A LOT 1 DEER PATH UNREC AS REC O R 4157 PG 141
PT N1/2 A/K/A LOT 3 DEER PATH III AS REC O R 3664 PG 1353
PT OF NE1/4 A/K/A LOT 22 DEER PATH UNREC AS REC O R 1375 PG 272
PT OF NE1/4 A/K/A LOT 10 DEER PATH UNREC AS REC O R 1592 PG 280
PT OF N1/2 A/K/A LOT 14 DEER PATH UNREC AS REC O R 1374 PG 527, 1690 PG 1499 & 1850
PGS
PT OF NE1/4 A/K/A LOTS 5 & 6 DEER PATH UNREC AS REC O R 1494 PG 1913, 1624 PG 1639,
PT OF N1/2 A/K/A LOT 3 DEER PATH UNREC AS REC O R 1699 PG 712,2770 PG 447 & 4053 PG
1017
PT OF NE1/4 SEC 14 A/K/A LOT 2 DEER PATH UNREC AS REC O R 4148 PG 104
PT OF N1/2 A/K/A LOT 10 DEER PATH II O R 1499 PG 239 & 2562 PG 1020
PT NW1/4 A/K/A LOT 5 DEER PATH III AS REC O R 3177 PG 1486, 3302 PG 1491, 3741 PG 1890 &
PT OF N1/2 A/K/A LOTS 16-19 DEER PATH UNREC AS REC O R 989 PG 343,1015 PG 695,1264 PG
464
PT OF NE1/4 S14T5R23 A/K/A LOT 27 AS REC O R 3778 PG 728
PT OF N1/2 A/K/A LOT 13 DEER PATH II AS REC O R 1674 PG 1536
PT N1/2 A/K/A LOT 7 DEER PATH II AS REC O R 1803 PG 1185 & 2813 PG 1320
PT OF N 1/2 A/K/A PT LOT 1 DEER PATH III AS REC O R 2370 PG 1267
PT OF N1/2 S14T5R23 A/K/A PT LOT 1 DEER PATH III AS REC O R 2787 PG 376
PT OF N1/2 A/K/A DEERPATH U 11 AS REC O R 3117 PG 449, 3370 PG 133FJ & 4155 PG 1289
PT N1/2 A/K/A LOT 7 DEER PATH III AS REC O R 1520 PG 841
PT OF N1/2 A/K/A LOT 8 DEER PATH III AS REC O R 2630 PG 627
PT OF NW1/4 S14T5R23 A/K/A LOT 9-B DEERPATH III UNREC AS REC O R 1386 PG 2043,1401 PG
PT OF NW 1/4 S14T5R23 A/K/A LOT 9-A DEERPATH III UNREC AS REC O R 2173 PG 1655 & 2220
PT NW1/4 A/K/A LOT 6 DEER PATH III AS REC O R 3858 PG 2091
PT NW 1/4 S14T5R23 A/K/A LOTS 9C & 9E AS REC O R 1401 PGS 2229-2233 & 1660 PG 1115 &
PT OF NE1/4 A/K/A LOT 13 DEER PATH UNREC AS REC O R 4112 PG 1578
PT OF N1/2 A/K/A LOTS 12,17- 19,26 & 28 DEERPATH UNIT III UNREC AS REC O R 2290 PG 1670
PT OF NE1/4 OF SEC 14 A/K/A LOT 16 AS REC O R 4073 PG 450
PT OF NE1/4 S14T5R23 A/K/A LOT 14 AS REC O R 3989 PG 1966
PT OF NE1/4 A/K/A LOT 4 AS REC O R 3682 PG 506
PT OF NE 1/4 OF S14T5R23 AS REC O R 1216 PG 156 & 3630 PG 747
PT OF NE1/4 AS REC O R 1625 PG 1607
PT OF NE1/4 AS REC O R 1929 PG 617,4156 PGS 1982 & 1985
PT OF NE1/4 AS REC O R 1623 PG 1723
PT OF NE1/4 S14T5R23 AS REC O R 2956 PG 172
PT SW1/4 S14T5R23 AS REC O R 3766 PG 289
PT NE 1/4 S14T5R23 AS REC O R 4163 PG 991
PT S14T5R23 AS REC O R 4020 PG 1824